

Wyre Grove, Hayes, UB3 4PQ

DO NOT MISS THIS OUTSTANDING RE-DEVELOPMENT OPPORTUNITY stpp.

This is a **LARGE 3 bedroom DETACHED** house commanding a substantial **CORNER PLOT** location just a few minutes walk to Hayes Town (Hayes & Harlington Cross Rail Elizabeth line underground station with Paddington within 20 minutes). Subject to planning, the site could be suitable for a number of new flats or a row of new terraced houses. (the current owners did have plans drawn up for a planning application for 4 x 2 bedroom flats but have decided to sell unconditionally). Wyre Grove is a much sought after residential area near to Cranford Park Academy Junior School, ASDA Superstore and Hayes Town shopping centre with transport links close by for Heathrow London Airport and the M4 London.

NO UPPER CHAIN.

Guide Price £725,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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Approximate Gross Internal Area = 110.44 sq m / 1189 sq ft
 Garage = 21.14 sq m / 228 sq ft
 Total = 131.58 sq m / 1417 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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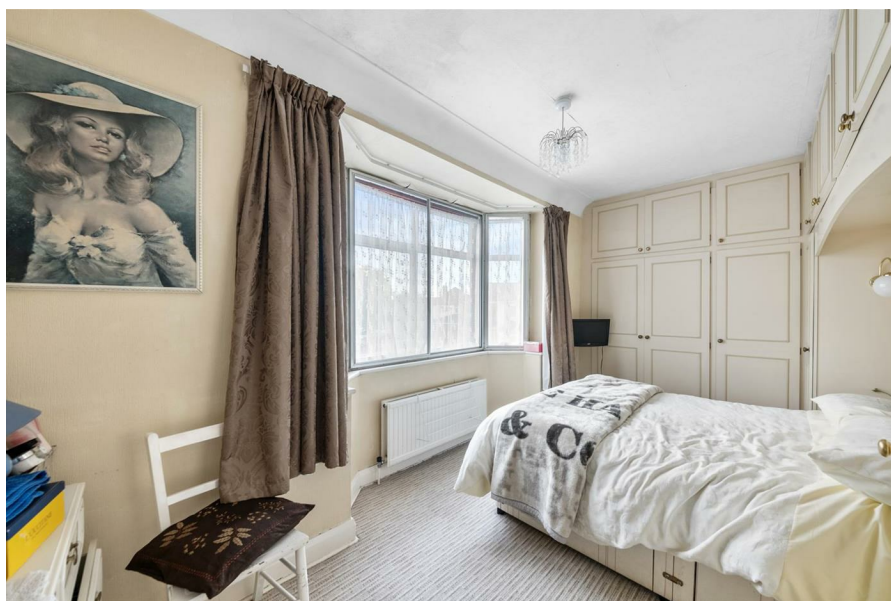
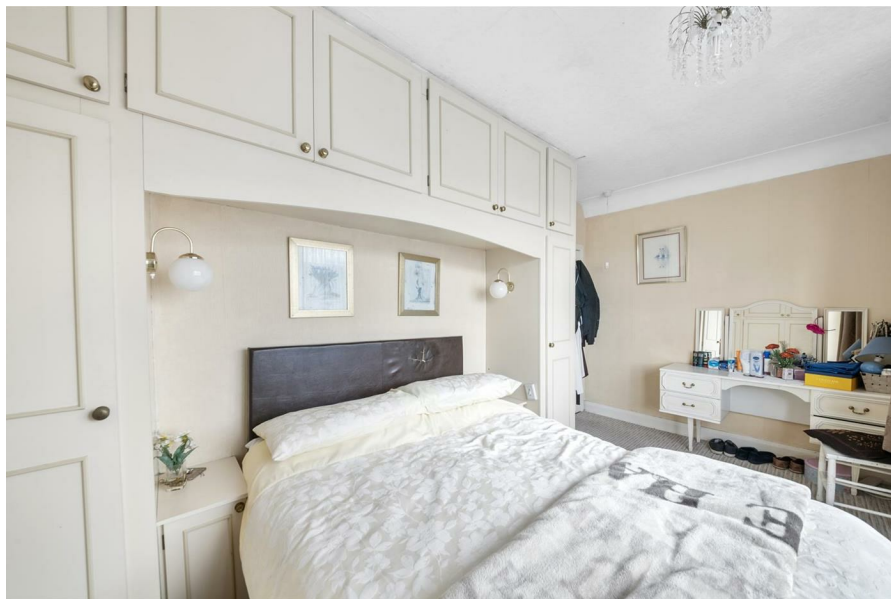
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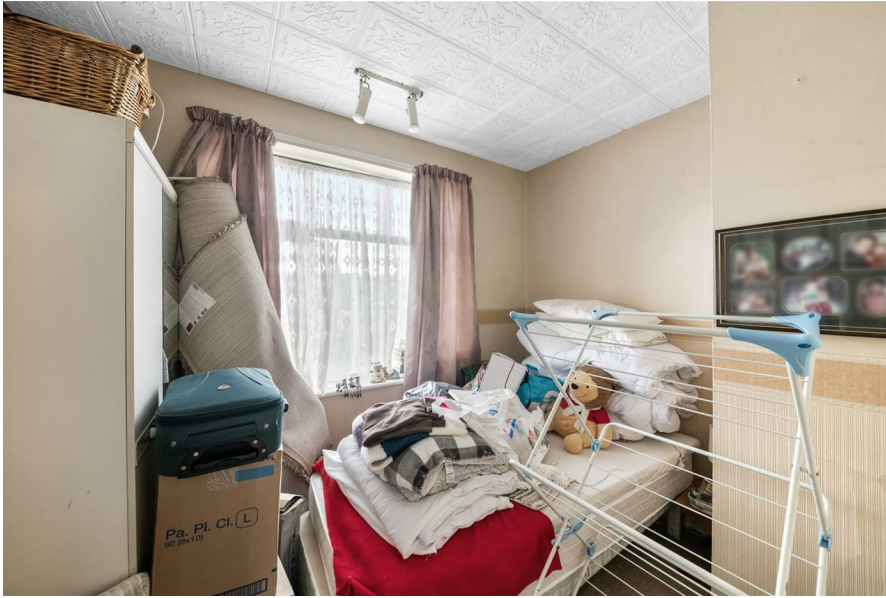
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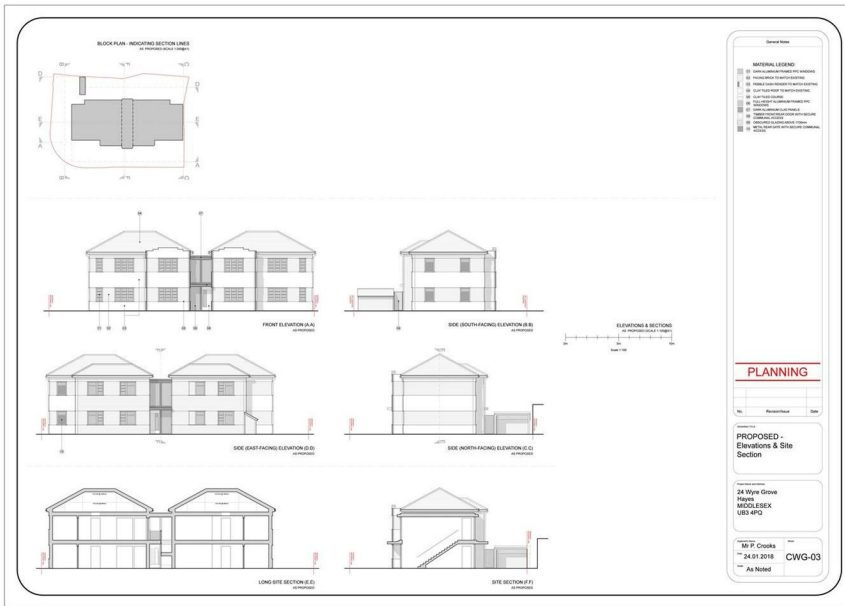
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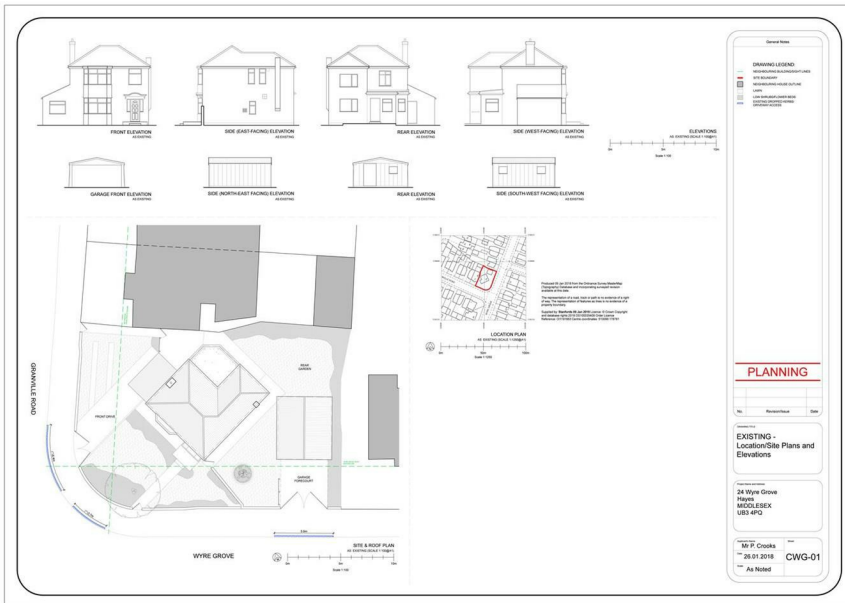
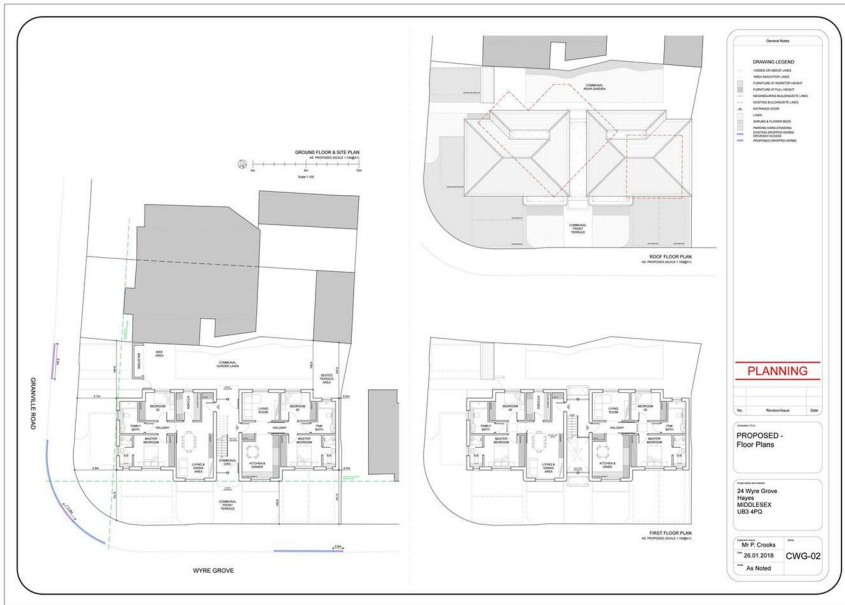
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>47</p>	<p>81</p>

England & Wales

EU Directive
2002/91/EC



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